

*F. Proposed Approach*

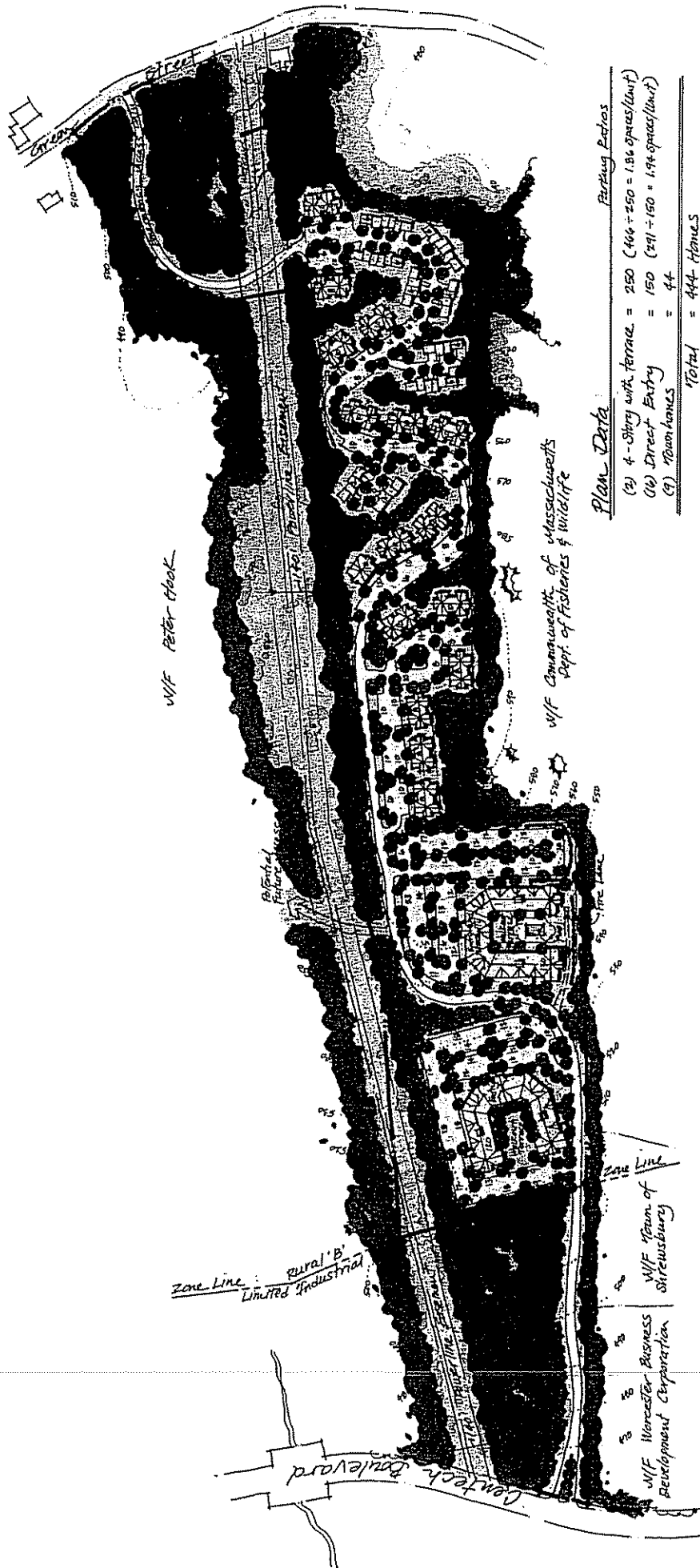
- *Submit a concept plan and written description of approach to planning the site, including proposed uses, density range, approximate development envelope, type of development, list of the permits and approvals that would be required for the project to proceed, and a methodology for identifying the development envelope(s) on the site, approximate amount of protected open space, and public benefits.*
- *Describe the operation and maintenance (O&M) concept for the components such as stormwater management structures, retention ponds, etc.*
- *Describe the likely impacts on municipal and school facilities and municipal infrastructure.*

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**The following documents are attached:**

**Avalon at Shrewsbury Hills Conceptual Plan  
Community Description (narrative)  
List of Permits and Approvals  
Photos of Proposed Building Types and Amenities**



# Conceptual Site Plan Avalon at Shrewsbury Hills

Shrewsbury, Massachusetts • June 7, 2007

For: AvalonBay Communities, Inc., Boston, Mass.

By: Hawk Design, Inc., Boston, Mass.

## Community Description

### *The Planning the Site –*

The proposed site of Avalon at Shrewsbury Hills is comprised of two parcels totaling 36.41 acres. The site has frontage on both the newly-constructed CenTech Boulevard and Green Street.

Site terrain is typical of a New England Drumlin, both in its shape, topography, and underlying soil conditions. Slopes are predominantly moderate in the range of 5%-15%, with some steeper areas. The site is located at a local high point, sloping down toward both CenTech Boulevard and Green Street. The topography naturally divides the site into two distinct “neighborhoods”.

From a land planning perspective, we sought to marry building types with existing conditions to maximize the site planning options. The front portion of the site, with two relatively flat areas is well suited to accommodate larger buildings. By using two, center-corridor, elevator buildings in the front portion of the site a higher density per acre can be achieved. In the rear portion of the site, with its more consistent slope, smaller building footprints work best, as they more easily handle such grade.

The following is a summary of the land utilization for the proposed development:

Total Acres	36.41 acres
Total Developed Acres	14.70 acres (approx. 40%)
Open Space	21.71 acres (approx. 60%)

### *Avalon at Shrewsbury Hills –*

Our vision is to create a vibrant and distinct rental community that offers diverse housing options. We focused on designing a community that would significantly differ from other communities in the area in style, design and product options. The result is a proposed community comprised of two well-defined neighborhoods offering three housing options: direct entry, townhome, and four-story, center-corridor, elevator buildings. Avalon at Shrewsbury Hills will provide many options with regard to apartment style, size and floor plan and attract a variety of residents with age and income diversity.

Main access to Avalon at Shrewsbury Hills will be provided from CenTech Boulevard. A secondary, emergency-only access road will connect the community to Green Street.

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The first neighborhood, at the front of the site, is comprised of two, U-shaped 4-story, center-corridor buildings.

**Center Corridor, Elevator Building:** The center-corridor, elevator building allows for higher densities. Within four stories, this product type provides residents with single-level apartment living in a building with an elevator that accesses all levels. These buildings will be surface parked at a rate of 1:1.86.

The Leasing/Management Office and community amenities will be located within one of the U-shaped buildings. The community amenities will include an outdoor heated pool, resident lounge and fitness center.

The second neighborhood, located to the rear of the site, is comprised of two-story direct entry buildings and three-story townhomes. The combination of these two product types creates a lower-density neighborhood with a residential streetscape.

**Direct Entry:** Direct entry buildings are a smaller in scale and contain eight or ten apartment homes. This building style allows for slightly larger apartments, each being a corner apartment, and each with its own exterior front door. The direct entry allows for a higher degree of privacy since there is no shared common space within the building.

Avalon at Shrewsbury Hills will offer sixteen direct entry buildings totaling 150 apartment homes. The direct-entry buildings will be surfaced parked at a ratio of 1:1.94.

**Townhomes:** Townhome apartments offer another low-density housing alternative. These apartment homes provide private garage parking, and private entrances leading into multi-story living areas. Townhomes are particularly attractive to young professionals and active empty-nesters.

The proposed building and apartment mix for Avalon at Shrewsbury Hills are summarized in the chart below:

Building Type	# Bldgs	Stories	1-bdrms	2-bdrms	3-bdrms	Total	%/Total
Center Corridor	2	4	96	132	22	250	56%
Direct Entry	16	2	82	68	0	150	34%
Townhomes	9	3	0	44	0	44	10%
Total			178	244	22	444	100%
Percent of Total			40%	55%	5%	100%	

Avalon at Shrewsbury Hills provides a total of 757 surface parking spaces and 44 private townhome garages. In our experience this parking ratio will effectively service a community of this size.

Avalon at Shrewsbury Hills will provide its residents with a centralized trash and recycling center. All refuse removal will be conducted by a private, third party vendor. All internal access ways will be privately maintained.

Avalon at Shrewsbury Hills is a mixed-income community with 25% of the apartment homes, or 111 apartment homes, as designated as affordable housing. The affordable apartment homes will be restricted to households with incomes not exceeding 80% of Area Median Income (Worcester).

### Required Permits and Approvals

The following is a list of permits and approvals that may be required for the proposed project, subject to review and modification during the due diligence and design phases.

Permit or Approval	Issuing Agency
Local Permits and Approvals	
Comprehensive Permit and related documents under M.G.L. Ch. 40B, such as a site eligibility letter and regulatory agreement, as required	Shrewsbury Board of Appeals and subsidizing agency
Adoption of smart growth zoning district and related documents under M.G.L. Ch. 40R, including creation of a comprehensive housing plan by the Town and issuance of a letter of eligibility	Town of Shrewsbury and Department of Housing and Community Development
Building and Occupancy Permits	Shrewsbury Building Inspector
State Permits and Approvals	
Review under Massachusetts Environmental Policy Act, if required	MEPA Unit of Executive Office of Environmental Affairs
Order of Conditions under Wetlands Protection Act, if any work in or near wetland resources	Shrewsbury Conservation Commission
Filings under the Massachusetts Contingency Plan / M.G.L. Ch. 21E, if any contaminants on site	Massachusetts Department of Environmental Protection
Federal Permits and Approvals	
NPDES Permit	Environmental Protection Agency